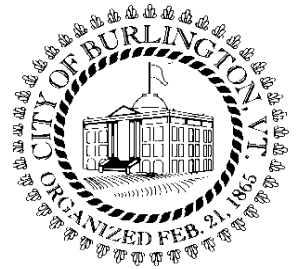


Department of Permitting and Inspections

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MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP20-0914SP, 52 Institute Road (Sketch Plan)
Date: August 25, 2020



File: ZP20-0914SP

Location: 52 Institute Road

Zone: RCO-RG **Ward:** 4N






Parking District: Neighborhood

Date application accepted: August 14, 2019 (Delayed review per applicant request)

Applicant/ Owner: Black River Design / Burlington School District

Request: Renovations and new additions to Burlington High School. Demolition of Building C. Parking, site and landscaping revisions.

Background:

-  **Zoning Permit 15-0982CA;** addition of storage shed. April 2015.
-  **Zoning Permit 13-0291CA;** installation of rooftop condensing units on Buildings A and B. June 2013.
-  **Zoning Permit 13-1037CA;** Replace existing HVAC system with new heat pump system and condenser on roof of Building A. May 2013.
-  **Zoning Permit 13-0053CA;** install new shed in north east portion of property. July 2012.
-  **Non-Applicability of Zoning Permit Requirements 12-0558NA;** installation of photovoltaic system, Certificate of Public Good. November 2011.

- ✚ **Zoning Permit 11-1123CA**; install condensing unit on the side of F building at BHS. July 2011.
- ✚ **Zoning Permit 10-0850CA**; two new Energy Recovery Units on roof of A Building at Burlington High School. June 2010.
- ✚ **Zoning Permit 09-616CA**; Renovations to existing press box including new membrane roof covering, roof access hatch, ladder, and safety rail. March 2009.
- ✚ **Zoning Permit 09-321SN**; Electronic sign to be added to previously approved sign. October 2008.
- ✚ **Zoning Permit 09-241CA**; Relocate solar array from building side to flat roof of building with new rack mounting structure. September 2008.
- ✚ **Zoning Permit 09-137SN**; freestanding sign for Burlington High School. August 2008.
- ✚ **Zoning Permit 08-549SN**; one freestanding, internally lit, metal sign for Burlington High School. Application **denied**, February 2008.
- ✚ **Zoning Permit 06-457CA**; construction of 3,200 square foot building to house wood chip boiler system for existing high school. March 2006.
- ✚ **Zoning Permit 06-452CA**; redevelopment of high school athletic fields, parking, new service and entrance buildings and new sewage pump station. February 2006.
- ✚ **Zoning Permit 05-305CCA**; amended plan for building-mounted solar panels at BHS. Reduction from six panels to four. Child of permit 05-058CA. November 2004.
- ✚ **Zoning Permit 05-058CA**; Install 6 solar panels attaching to a pole located approximately 35 ft. off the SE corner of building A. July 2004.
- ✚ **Zoning Permit 04-723CA**; Remove old green house. Enclose with walls, new roof and windows. July 2004.
- ✚ **Zoning Permit 00-028**; Installation of two metal halide flood lights on existing poles to illuminate the existing press box for the high school athletic field. July 1999.
- ✚ **Zoning Permit 99-186**; Amend previously approved bleacher system at the Burlington High School track to include a press box. October 1998.
- ✚ **Zoning Permit 98-305**; Replace existing steel and wood bleachers with new on the east and west sides of the Burlington High School track. Proposal includes installation of a slab on the east side (Portable units on the west). January 1998.
- ✚ **Zoning Permit 98-074**; Installation of a handicapped access ramp on the front of the existing Burlington high school. Materials to be painted metal (Dark green and concrete). August 1997.
- ✚ **Zoning Permit 97-033**; Add nonilluminated message board section under the existing freestanding sign for Burlington High School. Location on North Avenue and height and overall size to remain the same. July 1996.
- ✚ **Zoning Permit 87-678 / COA 87-215**; building three bay one-story garage for storage of aircraft parts for school program. January 1988.

🚧 **Zoning Permit 87-320**; change an existing window on west side to exterior door to provide gress to new classroom. June 1987.

🚧 **Zoning Permit 82-435**; construct bus shelter on the site of a removed bus shelter. September 1982.

Overview:

Burlington School District proposes to reconfigure and modernize Burlington High School. Three additions are proposed to consolidate programs, improve accessibility, and enhance security.

In November 2018, voters approved a bond to complete the project, entitled “Revisioning BHS/BTC”. Sketch Plan Review was delayed while design modification occurred post preliminary bids. More information and updates can be viewed [here](#).

Part 1: Land Division Design Standards

No land division is proposed.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a)Protection of Important Natural Features:

Submission documents include an enhanced landscaping and tree removal plan (See L100) that includes identification of species, caliper, and disposition within the development plan.

(b) Topographical Alterations:

The North Parking Lot is proposed to be regraded to improve accessibility and traffic flow. The area of Building C will be modified to allow for an outdoor seating area, with grading to affirm positive drainage. See detail in Plan L100. Overall, the introduction of stormwater features (gravel wetlands) will result in some site modifications.

(c)Protection of Important Public Views:

There are no protected views from or through this site.

(d) Protection of Important Cultural Resources:

Burlington’s architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city’s or the region’s pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

Not applicable.

(e) Supporting the Use of Renewable Energy Resources:

The redevelopment plan includes entirely new infrastructure, including:

- New LED lighting with low voltage controls;

- Addition of cooling throughout the complex;
- New heating and ventilation systems
- Electric Vehicle charging stations

There is existing solar on the multiple rooftops. No part of the application will preclude future utilization of wind, geothermal, water, or other renewable energy.

(f) Brownfield Sites:

This site is not listed on the Vermont DEC list of identified Brownfields. The work will, however, address the presence of urban soils, on-site asbestos, and PCBs.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

The narrative defines the intent to introduce Stormwater Treatment to meet all City and State regulations. The project will be required to satisfy all Chapter 26 requirements, with written approval of the City Stormwater program.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

Improvements to building entrances will assure enhanced shelter for students and staff. Burlington School District maintains an active snow removal program for all their facilities.

(h) Building Location and Orientation:

The building will continue to front Institute Road, with additions to the east, north and at a southerly entrance. Redevelopment will continue to emphasize and enhance the existing orientation to the street.

(i) Vehicular Access:

The existing bus-loop will remain as existing. All other vehicles will enter from Institute Road, although both the entrance and exit paths will be shifted to the east. See RSG Traffic memo update of July 2, 2020.

(j) Pedestrian Access:

Sidewalks will remain as circulation paths from North Avenue and the remainder of the campus to the west and north. Walkways within the courtyard will remain or be replaced. Enhanced pedestrian access will be introduced at the easterly (main) building entrance, in immediate proximity to accessible and bicycle parking. Emergency responder access will be achieved at both the easterly and southwesterly entrances. The pedestrian path at the vehicular exit from the north parking lot will feature a handrail to both address the grade change, and to prevent students from cutting across the grass to cross Institute Road.

(k) Accessibility for the Handicapped:

The minor addition at the southwesterly corner will provide broad access and an internal elevator to access four floors. Accessible parking spaces will be scattered across the entire campus, with increases in the north lot from 4 to 6 spaces.

(l) Parking and Circulation:

Reference is made to the Civil plans and the RSG memo of July 2.

The Existing North Parking Lot (ENL) will be completely reconfigured to improve accessibility and traffic flow. This existing North Lot has 122 parking spaces and a curb side aisle used as approximately 30 temporary pickup and dropoff spaces.

The proposed lot (PNL) will include 105 parking spaces and a curbside aisle for 16 temporary pick up and drop off spaces. See Table 1 of the RSG memo. The layout of the PNL will operate much as the existing lot. Buses will remain on a separate loop directly off North Avenue. The one-way pattern of circulation through the lot will remain.

Both the entrance and exit drives off Institute Road will be shifted to the east.

With no change in traffic volumes, only the queue development is anticipated to change. See figure 4 of the RSG memo. Of course these models are based on the 10-15 minute congestion period at the close of school; otherwise, traffic volumes are lower and congestion is not a problem.

The overall decrease in parking spaces must be addressed in a parking management plan. (-17 parking spaces in ENL, -14 pick up and drop off spaces at ENL.)

(m) Landscaping and Fences:

Wagner Hodgson has submitted an illustrative site plan (L000) that colors in the redevelopment build-out of the site. With an improved parking lot and introduction of new Stormwater features the campus will enjoy renewed green space and functional circulation throughout the site.

(n) Public Plazas and Open Space:

There are several areas of existing and proposed gathering space; the enhanced entry courtyard on the east, the improved central access entry on the south, the courtyard (including an area within the partial foundation of Building C), as well as the bicycle corrals and wide paths. Enhanced landscaping surrounding the walkways and at the site of Building C will provide comfortable and attractive areas to gather.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

Extensive energy modeling is included within this design package, including entirely new LED lighting and low voltage controls. A photometric and fixture information for exterior lighting should be included in a final application for staff review.

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be placed underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

The very ambitious and comprehensive application intends to increase energy efficiency, improve accessibility, enhance security, and consolidate programming. New underground utility (sewer, water, power and stormwater) infrastructure is included. On final application, review of any additional changes will be considered under this standard.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

State Statute §4413 Limits Municipal Review per the following:

§ 4413. Limitations on municipal bylaws

*(a) The following uses may be regulated only with respect to **location, size, height, building bulk, yards, courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise, lighting, landscaping, and screening requirements**, and only to the extent that regulations do not have the effect of interfering with the intended functional use:*

(1) State- or community-owned and operated institutions and facilities.

*(2) **Public and private schools and other educational institutions certified by the state department of education.***

(3) Churches and other places of worship, convents, and parish houses.

(4) Public and private hospitals.

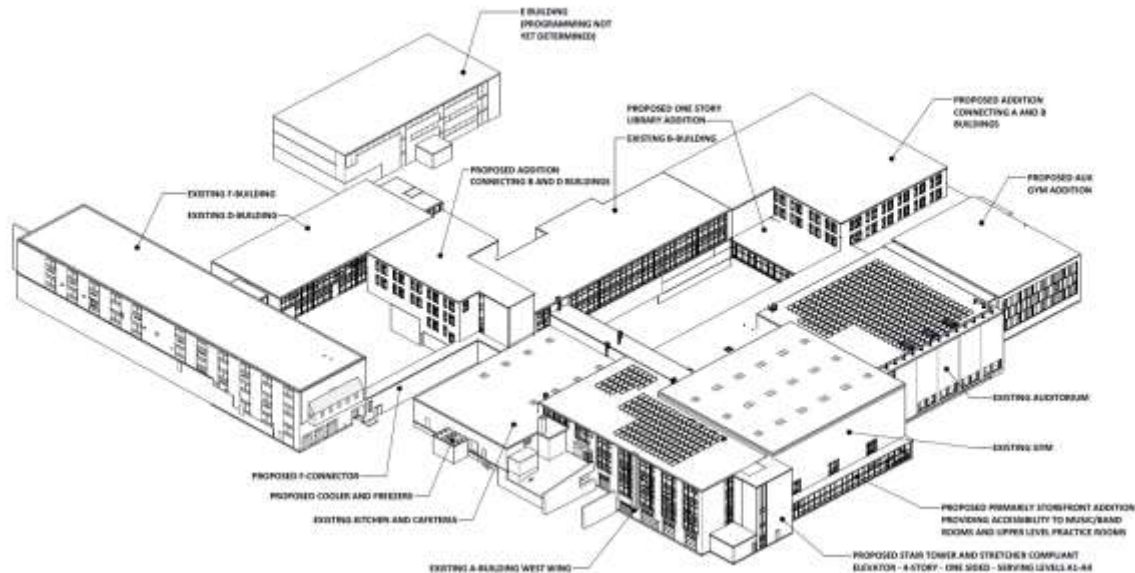
(5) Regional solid waste management facilities certified under 10 V.S.A. chapter 159.

(6) Hazardous waste management facilities for which a notice of intent to construct has been received under 10 V.S.A. § 6606a.

(a) Relate development to its environment:

1. Massing, Height and Scale:

The proposed additions are similar in scale, massing and height to the existing building(s) on site.



2. Roofs and Rooflines.

Not applicable per § 4413. *Limitations on municipal bylaws.*

3. Building Openings

Not applicable per § 4413. *Limitations on municipal bylaws.*

(b) Protection of Important Architectural Resources:

Not applicable.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

Not applicable per § 4413. *Limitations on municipal bylaws.*

(e) Quality of materials:

Not applicable per § 4413. *Limitations on municipal bylaws.*

(f) Reduce energy utilization:

A large part of this redevelopment is to improve energy efficiency. Reference is made to the energy modeling information beginning on page 10 of the *buhs/TRC/document*.

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

Not applicable per § 4413. *Limitations on municipal bylaws*.

(i) Make spaces secure and safe:

Improved staff and student safety is core to the project. The addition of automatic sprinkler system throughout the complex, a new addressable fire alarm system, new lighting, ventilation, and improved traffic circulation and parking are all identified as safety improvements. Additionally, circulation to allow emergency vehicle access as well as first responder entrances with a stretcher-sized elevator will significantly advance site safety.